CITY OF FARMERS BRANCH – CITY HALL & MANSKE LIBRARY

FARMERS BRANCH, TX

ELEVATOR MODERNIZATION SURVEY

MAY 10, 2025

PREPARED FOR:

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LB Project № 0100058169

Lerch Bates
6300 Fallwater Trail,
Suite 120
The Colony, TX 75056

Lerch Bates
BUILDING INSIGHT

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Lerch Bates
6300 Fallwater Trail,
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SECTION I —
SUMMARY AND RECOMMENDATIONS

A. SCOPE

This report was commissioned to evaluate the condition of the existing passenger elevators at Farmers Branch City Hall and Manske Library, and to review existing building conditions for modernization to improve operation, reliability, and system performance. In addition, compliance with current elevator and building codes was evaluated, along with proposed modernization to improve equipment reliability, life safety and conformance with requirements of the Americans with Disabilities Act (ADA) for access by the physically challenged.

B. GENERAL

Page Vance, Senior Consultant, performed a site review on May 5, 2025. Existing elevator equipment condition was evaluated to determine suitability for reuse in conjunction with proposed modernization. Existing building configuration related to elevator machine room, hoistways, and pits was evaluated for code compliance.

C. MODERNIZATION OBJECTIVES

In our judgment, a comprehensive elevator modernization at City Hall and Manske Library should consider several objectives:

1. Improve elevator safety and reliability.
2. Improve overall system reliability and performance by providing efficient microprocessor logic for elevator dispatch and individual motor control.
3. Replace aged components to ensure 15 to 20 years of service.
4. Provide Firefighters' operation to comply with current life safety code requirements.
5. Upgrade existing car and hoistway door equipment to provide safe and reliable operation.
6. Recondition retained equipment to ensure reliable operation.
7. Upgrade existing building conditions to comply with current National and City elevator safety code and building code requirements.

D. CONCLUSIONS

In our judgment, existing elevator equipment located at City Hall is in average condition for this vintage of equipment and type of motor control system. The existing elevator equipment located at Manske Library is in below average condition for this vintage of equipment and type of motor control system.

The existing controls in the City Hall complex are original Dover DMC and WCR controls. Dover elevator was purchased by Thyssen Krupp in 1994. Both controllers are considered obsolete. New parts from the OEM are no longer available and the technology is outdated. Field technician's knowledge of this product is limited leading to longer repair times.

The existing controls in the Manske Library are original ESCO/MagneTek relay controls. This controller and integral pump unit utilizes relay logic controls. This technology is outdated and considered obsolete. Field technician's knowledge of this product is limited leading to longer repair times.

The door operation is original equipment. Advances indoor technology have resulted in improved passenger safety via closed loop operation.

Finally, a modernization of the elevator equipment will require upgrades to existing building for Code compliance within the limitations of existing structure. A summary of such wok is defined in Appendix C.

E. RECOMMENDATIONS

We recommend planning proceed at City Hall and Manske Library for the replacement of the existing control system with new non-proprietary microprocessor-based controls, new pump units and control valves, new closed loop door operators, new hall door equipment and new LED car and hall fixtures. We recommend that all building work be included to provide a turnkey project.

Additionally, we would recommend that a Lerch Bates Maintenance Contact be include in the modernization bid to ensure the buildings are adequately maintained after the warranty expiration.

SECTION II —
EXISTING EQUIPMENT REVIEW

A. EQUIPMENT INVENTORY

Elevators	City Hall – Elevator 1 & 2	Manske Library – Passenger Elevator
DESCRIPTION		
1. Manufacturer	Dover	MagneTek/ESCO
2. Duty	Passenger	Passenger
3. Door Type and Size	Elevator 1 - SSCO 42” X 84” Elevator 2 - 2SSO 48” X 84”	SSSO 36” X 84”
4. Operation	Elevator 1 -Solid State Controls Elevator 2 – Relay Logic	Relay Logic
5. Floors Served	*1, 2	*1, 2
MAJOR COMPONENTS		
1. Operational Control	Elevator 1 – Dover DMC Elevator 2 – Dover WCR	MagneTek relay controller
2. Door Operation	Dover HD73	MAC
3. Door Reversal	Safety Edge w/ detector eyes	Safety Edge w/ detector eyes
4. Buffers	Spring	Spring
5. Landing System	Magnetic Reader	Selector Tape
6. Pump Unit/Valve	Dover with I-2 Valve	MagneTek with Maxton UC4 Valve
CAR ENCLOSURE		
1. Shell	Dover	ESCO
2. Lighting	LED pot lights	Florescent strip lights
3. Ceiling	Drop Ceiling	Drop Ceiling
4. Walls	Carpet	Formica
5. Car Doors	Stainless	Stainless
6. Front Returns	Stainless	Stainless
7. Entrance Columns	Stainless	Stainless
8. Sill	Aluminum	Aluminum
9. Handrails	Back wall - stainless	Back wall - Stainless
10. Flooring	Carpet	Carpet
CAR FIXTURES		
1. Car Operation Station	Main only	Main only
2. Car Position Indicator	Dot matrix above COP	Lighted fixture above COP
3. Car Direction Indicator	Jamb mounted	Jamb mounted

Elevators	City Hall – Elevator 1 & 2	Manske Library – Passenger Elevator
4. Telephone Cabinet	Behind access door with handset -non-code compliant.	Behind access door with ADA compliant emergency phone.
5. Firefighters' Recall	Phase I and II	Phase I and II
HOISTWAY ENTRANCES		
1. Frames	Painted - Grey	Stainless
2. Door Panels	Painted - Grey	Stainless
3. Access Means	Manual	Manual
4. Sills	Aluminum	Aluminum
HALL FIXTURES		
1. Hall Lanterns	None	1, 2
2. Hall Position Indicators	None	None
3. Phase I Fire Service	Floor 1	Floor 2

B. GENERAL

During our survey, existing passenger elevators components were checked to determine overall condition and suitability for continued use in conjunction with a modernization. In addition, machine room, hoistway, and pit spaces were reviewed for compliance with current codes. This section reviews the results of our equipment survey. Related building conditions representing deviations from current codes and requiring modification are summarized in Appendix B.

C. DISCUSSION

The passenger elevator system at the City Hall building was manufactured and installed by Dover Elevator. Car 1 is utilizing a Dover DMC controller and Car 2 is utilizing a WCR controller. Both elevators are equipped with Dover pump units using an I-2 Valve.

The passenger elevators have a rated capacity of: Car 1- 3500 lbs and Car 2 -4000 lbs. and a rated speed of 100 fpm on car 1 and 80 fpm on car 2 and serve floors 1 & 2. Platform size on car 1 is approximately 6'9" wide x5'6" deep and car 2 is approximately 7'10" wide and 5'3" deep. Car 1 is provided with 42" wide 84" high, single speed center opening doors. Car 2 is provided with 48"x84" two speed side opening doors.

The passenger elevator system at the Manske Library was manufactured by ESCO in or around 1996.

Passenger elevator car control is a MagneTek controller and pump unit with a Maxton UC 4 valve.

The passenger elevator has a rated capacity of 2100 lbs. and a rated speed of 95 fpm and serve levels 1 & 2 Platform size is approximately 5'8" wide x 4'3" deep. They are provided with 36" wide x 84" high, single speed side-opening doors.

D. EQUIPMENT DISPOSITION

This section focuses on the existing condition of the elevator equipment and recommended disposition with respect to modernization.

1. Controls: Replace
2. Pump Unit: Replace
3. Car Sling: Retain/reuse
4. Platform: Retain/reuse
5. Car Door Equipment: Replace
6. Cab Enclosure: Retain/reuse
7. Hoistway Door Equipment: Retain doors, replace tracks, hangers, and misc hardware.
8. Guide Rails and Supports: Retain/reuse
9. Traveling Cables and Hoistway Wiring: Existing traveling cables and hoistway wiring should be replaced under any modernization program. New traveling cables should be provided with minimum 10% spare conductors and should include minimum eight sets of twisted shielded pairs of communication wires to facilitate installation of new car controls, signals, and hall stations and to provide sufficient spares to accommodate future card reader device if desired.
10. Buffers and Pit Equipment: City Hall – Retain/reuse. Menske Library - Replace
11. Car and Hall Station Fixtures: Replace

E. RELATED BUILDING WORK

Related building conditions representing deviations from current code are summarized in Appendix C. Related building work necessary for code compliance includes:

Non-elevator equipment removed from machine rooms. Examples: (wiring, piping, misc. material).

Self-closing and locking machine room doors.

Patching of holes in hoistway and beveling of ledges.

Sump pumps installed and verified no water intrusion in pits.

GFCI outlets in machine room and pits

Lighting in machine room and pits to meet code required lighting A17.1.

Life safety devices and system updated and tested. (missing smoke detectors in hoistway).

Verify if shunt trips can stay after removal of sprinklers. (verify with AHJ).

SECTION III —
MODERNIZATION PLANS

A. GENERAL

In our opinion, development of a comprehensive modernization plan for the City Hall and Manske Library should be based on the changes required to the existing elevator systems necessary to achieve reliable elevator service, passenger safety, and life safety, in conjunction with related building work necessary for code compliance.

Modernization should be sensitive to cost constraints as well as potential interim inconvenience to tenants during the modernization process. In our judgment, it must also represent a comprehensive, long-term (minimum 15 years) solution in order to justify capital expenditures.

B. MODERNIZATION PLANS

As most new microprocessor-based car and motor controls are “proprietary” in nature, the specifications should include the requirements to either provide diagnostic service tools and technical manuals or we could move towards a “non-proprietary” control system to provide maximum flexibility in contracting for future maintenance.

In addition to the modernization specifications, we would recommend the client elect to include a Lerch Bates maintenance Specification as a part of the bidding process. The LBMS provides owner friendly language and moves away from contractor paper that is most favorable to the elevator

C. MODERNIZATION TIMELINE

Planning for modernization should include consideration of long lead times for fabrication of equipment and installation. Approximate time frame not including building work is as follows:

• Code Review with City	1 week
• Preparation of Bid Specification/Owner Reviews	4 weeks
• Bid Review and Award of Contract	4 weeks
• Shop Drawing Approval	6 weeks
• Equipment Fabrication	12 weeks
• Equipment Delivery	1 weeks
• Installation (6 weeks per elevator)	18 weeks
• Final Adjusting and Testing (1 week per elevator)	3 weeks
Total Elapsed Time for Project	49 weeks

D. EQUIPMENT DISPOSITION

The Equipment Disposition Summaries attached in Appendix D provide details of specific findings and recommendations.

APPENDIX A –

ELEVATOR PERFORMANCE EVALUATIONS

ELEVATOR 1				
PROJECT NAME:	City of Farmers Branch – City Hall	PERMIT ID NO.: 013436	GROUP: Simplex	REVIEWED: 5/5/25
PROJECT LOCATION:	13000 William Dodson Pkwy	MACHINE TYPE: Hydraulic Pump		ELEVATOR TYPE: Passenger
CITY AND STATE:	Farmers Branch, TX	FLOORS SERVED:	FRONT: 2	REAR: Ø
MANUFACTURER (OEM):	Dover	CAPACITY: 3500 lbs.		CONTRACT SPEED: 100 fpm
CONTRACTOR:	Southwest Elevator Co.	SAFETY TESTS: ANNUAL	☒ YES ☐ NO	DATE COMPLETED: 11/6/24
INSTALL/MOD. DATE:	1996	5-YEAR	☐ YES ☐ NO	DATE COMPLETED: N/A

TYPICAL FLOOR HEIGHT: 16’	BETWEEN FLOORS: 1 and 2	DOOR OPERATOR SPEED: low
DOOR TYPE: SSCO	DOOR WIDTH: 42" and HEIGHT: 84"	PRE-OPENING: no

	MEASURED	TARGET CRITERIA	MEETS CRITERIA	COMMENTS
SPEED UP (±10%)	107 fpm	100 fpm	YES	
SPEED DOWN (±10%)	68.9 fpm	100 fpm	NO	
PERFORMANCE UP (±0.3 sec)	18.6 sec	18.9 sec	YES	
PERFORMANCE DOWN (±0.3 sec)	27.12 sec	18.9 sec	NO	
STOPPING ZONE	±1/2"	±1/4"	NO	
DOOR OPEN (±0.2 sec)	2.5 sec	3.1 sec	NO	
DOOR CLOSE (+0.4/-0.0 sec)	4.0 sec	4.0 sec	YES	
SHORT HOLD OPEN (CAR CALL)	5.3 sec	3.0-5.0 sec	NO	
INTERRUPTED RAY HOLD OPEN	3.1 sec	≥3.0 sec	YES	
NUDGING HOLD OPEN	*	20.0-30.0 sec	NO	NO NUDGING OPERATION
EXTENDED DOOR CLOSE (NUDGING) (+1/-0 sec)	*	≥* sec	NO	(1.68 x min. close time) NO NUDGING OPERATION
STALL PRESSURE	*	≤30 lbs	N/A	AHJ CODE TESTED
LONG HOLD OPEN (HALL CALL)	5.1 sec	5.0-8.0 sec	YES	
LANTERN CALL NOTIFICATION (HALL CALL)	*	5.0-10.0 sec	NO	NON-OPERATIONAL AT THE TIME OF REVIEW

OBSERVATIONS	MEETS CRITERIA	COMMENTS	FEATURES	INSTALLED	TESTED	COMMENTS
ACCELERATION	YES		EMERGENCY LIGHT	YES	*	AHJ CODE TESTED
RIDE	YES		FIRE SERVICE PH 1	YES	*	AHJ CODE TESTED
DECELERATION	YES		FIRE SERVICE PH 2	YES	*	AHJ CODE TESTED
STOP	YES		FIRE PHONE JACK	N/A	N/A	
DOOR OPERATION	YES		STANDBY POWER			
DOOR PROTECTION	NO	SAFETY EDGE IN USE	TELEPHONE	YES	YES	FAILED – NO ANSWER
DOOR OPEN BUTTON	YES		INTERCOM	N/A	N/A	
ALARM BUTTON	YES		STOP SWITCH	YES	*	AHJ CODE TESTED
CAR LIGHTING GUARDED	YES		SEISMIC OPERATION	N/A	N/A	
FALSE CALL CANCEL	N/A		DOOR RESTRICTION	YES	*	AHJ CODE TESTED

ELEVATOR 2				
PROJECT NAME:	City of Farmers Branch – City Hall	PERMIT ID NO.: 013437	GROUP: Simplex	REVIEWED: 5/5/25
PROJECT LOCATION:	13000 William Dodson Pkwy	MACHINE TYPE: Hydraulic pump		ELEVATOR TYPE: Passenger
CITY AND STATE:	Farmers Branch, TX	FLOORS SERVED:	FRONT: 2	REAR: Ø
MANUFACTURER (OEM):	Dover	CAPACITY: 4000 lbs.		CONTRACT SPEED: 80 fpm
CONTRACTOR:	Southwest Elevator Co.	SAFETY TESTS: ANNUAL	☒ YES ☐ NO	DATE COMPLETED: 11/6/24
INSTALL/MOD. DATE:	1990	5-YEAR	☐ YES ☐ NO	DATE COMPLETED: N/A

TYPICAL FLOOR HEIGHT: 16"	BETWEEN FLOORS: 1 and 2	DOOR OPERATOR SPEED: Low
DOOR TYPE: 2SSO	DOOR WIDTH: 48" and HEIGHT: 84"	PRE-OPENING: No

	MEASURED	TARGET CRITERIA	MEETS CRITERIA	COMMENTS
SPEED UP (±10%)	86 fpm	80 fpm	YES	
SPEED DOWN (±10%)	63 fpm	80 fpm	NO	
PERFORMANCE UP (±0.3 sec)	25.2 sec	22.7 sec	NO	
PERFORMANCE DOWN (±0.3 sec)	24.8 sec	22.7 sec	NO	
STOPPING ZONE	±1/2"	±1/4"	NO	
DOOR OPEN (±0.2 sec)	3.6 sec	3.5 sec	YES	Within .5 sec.
DOOR CLOSE (+0.4/-0.0 sec)	4.9 sec	4.6 sec	YES	Within .5 sec.
SHORT HOLD OPEN (CAR CALL)	3.5 sec	3.0-5.0 sec	YES	
INTERRUPTED RAY HOLD OPEN	1.4 sec	≥3.0 sec	NO	
NUDGING HOLD OPEN	* sec	20.0-30.0 sec	NO	NO NUDGING OPERATION
EXTENDED DOOR CLOSE (NUDGING) (+1/-0 sec)	* sec	≥ sec	NO	(1.68 x min. close time) NO NUDGING OPERATION
STALL PRESSURE	* lbs	≤30 lbs	*	AHJ CODE TESTED
LONG HOLD OPEN (HALL CALL)	4.6 sec	5.0-8.0 sec	NO	
LANTERN CALL NOTIFICATION (HALL CALL)	* sec	5.0-10.0 sec	NO	NON-OPERATIONAL AT THE TIME OF REVIEW

OBSERVATIONS	MEETS CRITERIA	COMMENTS	FEATURES	INSTALLED	TESTED	COMMENTS
ACCELERATION	YES		EMERGENCY LIGHT	YES	*	AHJ CODE TESTED
RIDE	YES		FIRE SERVICE PH 1	YES	*	AHJ CODE TESTED
DECELERATION	YES		FIRE SERVICE PH 2	YES	*	AHJ CODE TESTED
STOP	YES		FIRE PHONE JACK	N/A	N/A	
DOOR OPERATION	YES		STANDBY POWER			
DOOR PROTECTION	NO	SAFETY EDGE IN USE	TELEPHONE	YES	YES	FAILED -NO ANSWER
DOOR OPEN BUTTON	YES		INTERCOM	N/A	N/A	
ALARM BUTTON	YES		STOP SWITCH	YES	*	AHJ CODE TESTED
CAR LIGHTING GUARDED	YES		SEISMIC OPERATION	N/A	N/A	
FALSE CALL CANCEL	N/A		DOOR RESTRICTION	YES	*	AHJ CODE TESTED

ELEVATOR 1				
PROJECT NAME:	City of Farmers Branch – Menske Library	PERMIT ID NO.: 019163	GROUP: Simplex	REVIEWED: 5/525
PROJECT LOCATION:	13613 Chapel Rd	MACHINE TYPE: Hydraulic pump		ELEVATOR TYPE: Passenger
CITY AND STATE:	Farmers Branch, TX	FLOORS SERVED:	FRONT: 2	REAR: Ø
MANUFACTURER (OEM):	ESCO/MagnaTek	CAPACITY: 2100 lbs.		CONTRACT SPEED: 95fpm
CONTRACTOR:	Southwest Elevator Co.	SAFETY TESTS: ANNUAL	☒ YES ☐ NO	DATE COMPLETED: 11/6/24
INSTALL/MOD. DATE:	1996	5-YEAR	☐ YES ☐ NO	DATE COMPLETED: N/A

TYPICAL FLOOR HEIGHT: 16"	BETWEEN FLOORS: 1 and 2	DOOR OPERATOR SPEED: Low
DOOR TYPE: SSSO	DOOR WIDTH: 36" and HEIGHT: 84"	PRE-OPENING: No

	MEASURED	TARGET CRITERIA	MEETS CRITERIA	COMMENTS
SPEED UP (±10%)	97 fpm	95 fpm	YES	
SPEED DOWN (±10%)	87.6 fpm	95 fpm	NO	
PERFORMANCE UP (±0.3 sec)	16.1 sec	15.5 sec	NO	
PERFORMANCE DOWN (±0.3 sec)	18.4 sec	15.5 sec	NO	
STOPPING ZONE	±1/2"	±1/4"	NO	
DOOR OPEN (±0.2 sec)	5.0 sec	2.8 sec	NO	
DOOR CLOSE (+0.4/-0.0 sec)	5.0 sec	3.4 sec	NO	
SHORT HOLD OPEN (CAR CALL)	2.4 sec	3.0-5.0 sec	NO	
INTERRUPTED RAY HOLD OPEN	1.9 sec	≥3.0 sec	NO	
NUDGING HOLD OPEN	* sec	20.0-30.0 sec	NO	NO NUDGING OPERATION
EXTENDED DOOR CLOSE (NUDGING) (+1/-0 sec)	* sec	≥ sec	NO	(1.68 x min. close time) NO NUDGING OPERATION
STALL PRESSURE	* lbs	≤30 lbs	*	AHJ CODE TESTED
LONG HOLD OPEN (HALL CALL)	2.7 sec	5.0-8.0 sec	NO	
LANTERN CALL NOTIFICATION (HALL CALL)	* sec	5.0-10.0 sec	NO	NON-OPERATIONAL AT THE TME OF REVIEW

OBSERVATIONS	MEETS CRITERIA	COMMENTS	FEATURES	INSTALLED	TESTED	COMMENTS
ACCELERATION	YES		EMERGENCY LIGHT	YES	*	AHJ CODE TESTED
RIDE	YES		FIRE SERVICE PH 1	YES	*	AHJ CODE TESTED
DECELERATION	YES		FIRE SERVICE PH 2	YES	*	AHJ CODE TESTED
STOP	YES		FIRE PHONE JACK	N/A	N/A	
DOOR OPERATION	YES		STANDBY POWER			
DOOR PROTECTION	N0	SAFETY EDGE IN USE	TELEPHONE	YES	YES	FAILED- NO ANSWER
DOOR OPEN BUTTON	YES		INTERCOM	N/A	N/A	
ALARM BUTTON	YES		STOP SWITCH	YES	*	AHJ CODE TESTED
CAR LIGHTING GUARDED	YES		SEISMIC OPERATION	N/A	N/A	
FALSE CALL CANCEL	N/A		DOOR RESTRICTION	YES	*	AHJ CODE TESTED

APPENDIX B –

BUILDING WORK CHECKLISTS

Project:	City of Farmers Branch – City Hall	Elevator(s):	1& 2
Location:	Farmers Branch, TX	Date:	5/5/25

ELEVATORS 1 & 2			
	REQUIREMENT	Complies	COMMENTS
MACHINE ROOM			
1.	Door to close and lock {101.3d[b]}	Yes	
2.	Door size 30" x 72" min. 300.2 {101.3d[a]}	Yes	
3.	Door fire rating. (U.B.C. Code OK) {101.1a}	Yes	
4.	Machine room door key to be readily accessible {101.3d[4]}	No	Lock boxes on doors for access.
5.	Natural or mechanical ventilation to ensure safe and normal operation. {101.5b}	Yes	
6.	Light switch within 18" lock jamb side of door. 620-22[d][1]	Yes	
7.	Lighting 19 ftc at floor level. 620-22[d][1]	No	TBD.
8.	Light guard if less than 8' high. 25101.1	Yes	
9.	Car light disconnect (dedicated circuit which can be locked open) 620-53, -22[g]	No	
10.	Head room not less than 7'-0". {101.4}	Yes	
11.	Fire extinguisher Class ABC. 1206.1h	Yes	
12.	☒ Monthly ☐ Quarterly fire operation log. 1206.7	Yes	
13.	Disconnect switch grounding. 620-82		To be Electrician verified
14.	Heat detector flow switch req'd if sprinkler head present. NFPA 72 Chapter 3 3-8.15	Yes	Sprinklers removed
15.	Heat detector to be within 2' of sprinkler head. NFPA 72 Chapter 3.3-8.15	Yes	Sprinklers removed
16.	Shunt trip required if sprinkled. 300.3 {102.2[c][3]}	Yes	Sprinklers removed
17.	Sprinkler head guard. 300.3	Yes	Sprinklers removed
18.	GFCI Convenience outlet. 3002 {101.5c} & 620-85	No	No GFCIs
19.	No foreign wiring in machine room. 300.3 {102.1} & 620-37	Yes	
20.	No foreign piping in machine room. 300.3 {102.2[d]}	Yes	
PITS			
1.	Light switch 36" above sill. 620-22[d][3]	Yes	
2.	Illumination not less than 10 ftc. A17.1 2.2.5.1	No	
3.	Light to be guarded. 300.7 {106.1e[2]}	Yes	
4.	Pit ladder 4" clear to wall, 16" wide. 3016[d][5]	No	
5.	Floor drain or sump pump required. 300.7 {106.1b[3]}	No	
6.	Drains not to be connected directly to sewer. 300.7 {106.1b[3]}	N/A	

ELEVATORS 1 & 2			
REQUIREMENT		Complies	COMMENTS
7.	Sump cover to be flush with floor. 300.7 {106.1b[4]}	No	
8.	GFCI convenience outlet. 300.7 {106.1e[4]} 620-85	No	
HOISTWAY			
1.	Hoistway vent required over 2 floors. 300.1 {100.4}	Yes	
2.	Landing sills to be flush. 300.11 {110.11a[2]} (1½" maximum height with bevel)	Yes	
3.	Illumination at landings not less than 5 ftc. 300.11 {110.10b}	Yes	
4.	Hoistway recesses not allowed. 300.1 {100.6[b][1]}	Yes	
5.	Beam projections more than 2" to be beveled. 300.1 {100.6[b][2]}	Yes	
6.	Setbacks to be beveled or covered. 300.1 {100.6[b][4]}	No	5” setbacks need beveled both cars.
CAR INTERIOR			
1.	A means of two-way communication required for all elevators (telephone, intercom, etc.) 306.11 {211.1[d][2]} Hot phone line.	Yes	
2.	Telephone to 24-hour service when a building employee or watchman is not continuously available. 306.11 {211.1[b]}	No	
SMOKE DETECTORS 306.11 {211.3B}			
1.	System type smoke detectors required in elevator lobbies and machine rooms.	Yes	
2.	Smoke detectors required in any hoistway which has sprinklers.	No	Missing in top of hoistway
3.	Smoke detectors in hoistway below lowest recall floor to send car to upper floor.	No	

APPENDIX C –

EQUIPMENT DISPOSITION SUMMAR(Y)(IES)

ELEVATORS	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
HOISTWAY ENTRANCE					
Frames		X			
Door Panels		X			
Transoms		X			
Sight Guards		X			
Astragals			X		
Sills		X			
Sill Supports		X			
Fascia		X			
Toe Guard		X			
Dust Covers		X			
Struts and Headers		X			
Hangers and Tracks				X	
Hanger Rollers				X	
Hanger Covers		X			
Closers				X	
Relating Mechanism					
Interlocks				X	
Gibs				X	
Access				X	
Floor Identification				X	
Finish		X			
CAR					
Frame		X			
Isolation				X	
Plunger Isolation				X	
Car Guide Rails		X			
Guide Shoes			X		
Sills		X			
Flooring				X	
Fireproofing		X			
Toe Guard				X	

ELEVATORS	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Doors				X	
Door Hangers				X	
Door Track				X	
Door Header				X	
Door Clutch				X	
Door Unlocking Device				X	
Door Operator				X	
Door Contact				X	
Door Protection Device				X	
Photo Eyes				X	
Top Control Station				X	
Work Light and Receptacle				X	
Top Exit Contact				X	
Selector Tape Switch				X	
Door Restrictor				X	
Emergency Lighting				X	
Voice Announcing				X	
MACHINE ROOM					
Controller				X	
Wiring				X	
Pump Unit				X	
Shut-Off Valve				X	
Muffler				X	
Piping				X	Replace with VIC connections
Piping Support		X			
Lighting				X	
Access		X			
Ventilation		X			
Disconnect Switch				X	No 120 VAC Disconnect in City Hall Machine Rooms
Smoke Detectors					
Heat Detector			X		
Enclosure			X		

ELEVATORS	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Trap Door		X			
Ladders/Stairs			X		
Hoist Beams		X			
HOISTWAY					
Main Guide Rails (Car)		X			
Normal and Final Terminal Devices				X	
Wiring and Traveling Cables				X	
Projections			X		
Setbacks			X		
Ventilation		X			
Enclosure		X			
Smoke Detectors				X	
Foreign Equipment	X				
PIT					
Access Ladder			X		
Car Buffer		X		X	New on library car
Stop Switches				X	
Plunger			X		
Cylinder			X		Repack all Jacks.
Shut-Off Valve				X	
Piping				X	
Piping Support				X	
Scavenger				X	
Sump				X	
Sump Pit/Cover				X	
Light				X	
Light Switch				X	
Outlet				X	
CAR ENCLOSURE					
Ceiling				X	
Lighting				X	

ELEVATORS	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Ventilation				X	
Walls		X			
Panels		X			
Returns		X			
Handrails		X			
Flooring		X			
OPERATING DEVICES					
Hall Pushbuttons				X	
Access Switches				X	
Firefighters' Hall Station				X	
Main Car Station				X	
Communications System Wiring				X	
Signaling Devices (Alarm Bell)				X	
Car Position Indicator				X	
Car Travel Lantern				X	
Hall Position Indicator with Lanterns				X	
Smoke Detector				X	Where needed.
Hall Lanterns				X	

APPENDIX D –

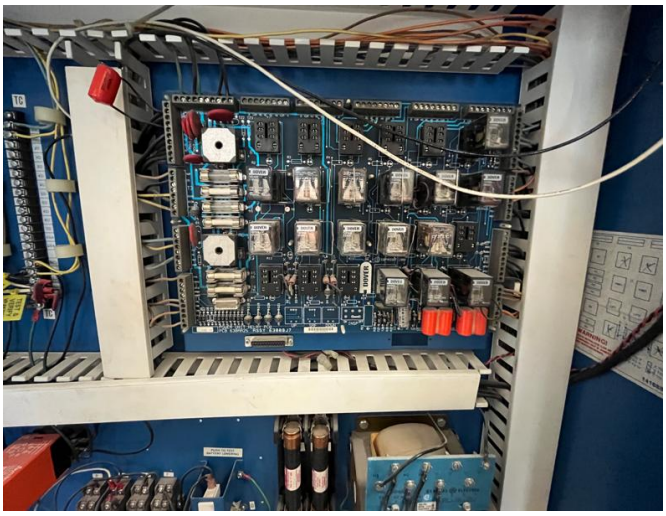
SUPPORTING PHOTOGRAPHS

1. City Hall – Car 1 view of elevator lobby

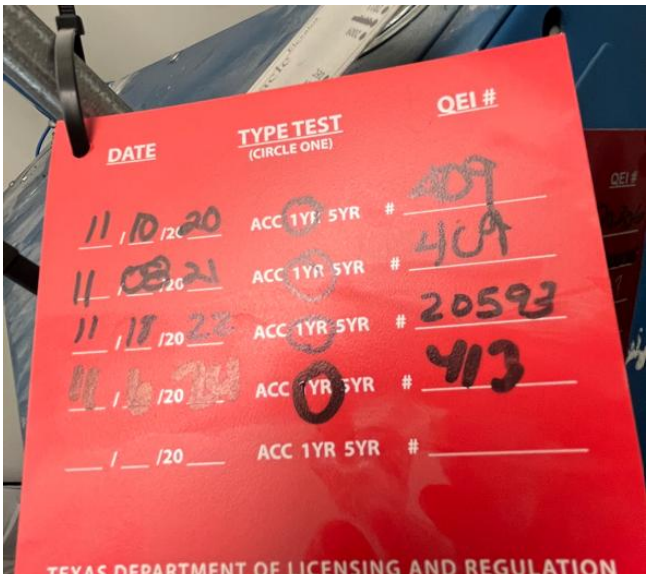
2. City Hall – Car 1 – Machine room and Dover DMC controller.

3. City Hall – Car 1 – High Voltage Disconnect for elevator.

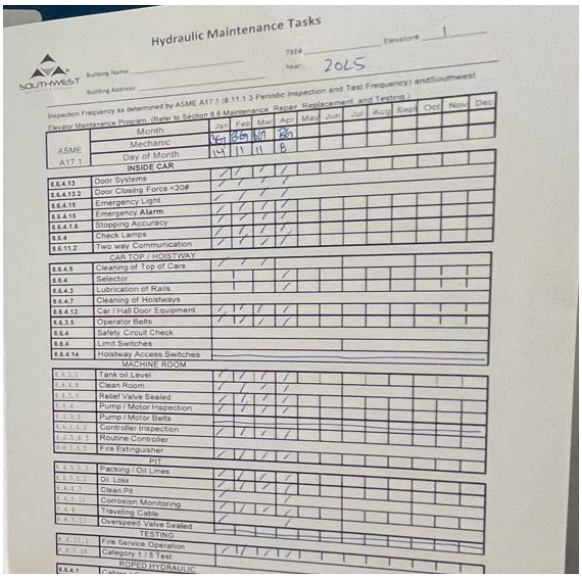
4. City Hall – Car 1 – State of Texas ID.



5. City Hall – Car 1 – Inside view of DMC controller.



6. City Hall – Car 1 – Test Tag. Next Annual due 11/25.



7. City Hall – Car 1 – Maintenance Control Plan Tracker

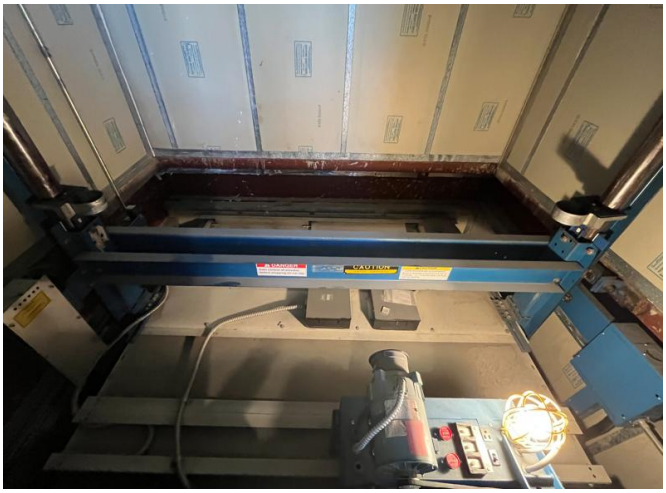
8. City Hall – Car 1 – Drop Ceiling with LED bulbs.

9. City Hall – Car 1 – Car Operating Panel.

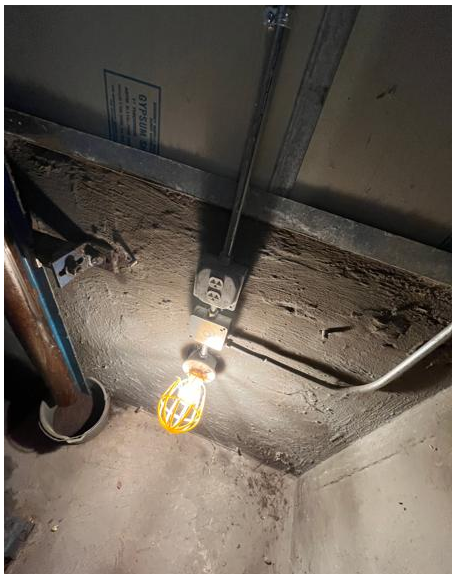
10. City Hall – Car 1 – Emergency phone.

11. City Hall - Car 1 – Crosshead Data Tag.

12. City Hall – Car 1 – Dover HD 73 Door Operator.



13. City Hall – Car 1 – Typical view of car top.



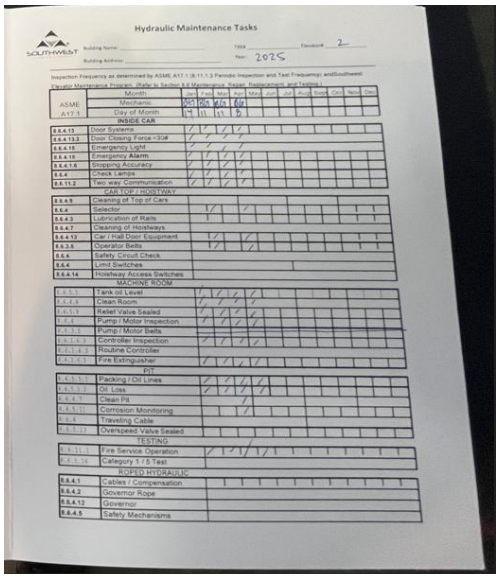
14. City Hall – Car 1 – Pit light and electrical receptacle.

15. City Hall – Car 2 – View of pit. (spring buffers, hydraulic jack, and overflow bucket).

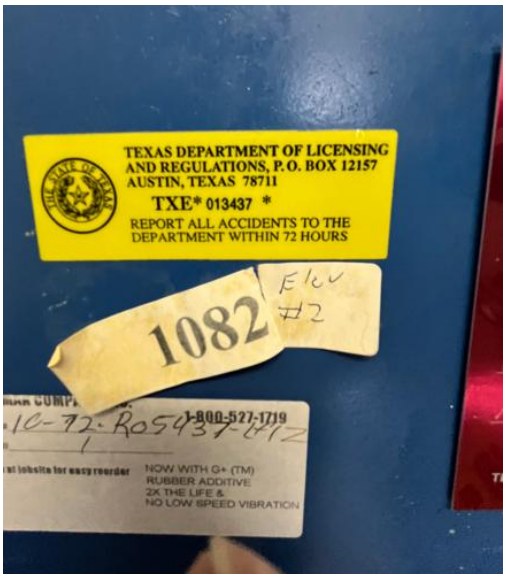
16. City Hall – Car 2 – Interior of car enclosure.

17. City Hall – Car 2 – Dover WCR Controller.

18. City Hall – Car 2 – Inside of WCR controller.



19. City Hall – Car 2 – Maintenance Control Plan Tracker.



20. City Hall – Car 2 – State of Texas ID.

21. City Hall – Car 2 – Cover of elevator controller.

22. City Hall – car 2 – Hydraulic silencer and shut off valve.

23. City Hall – Car 2 – Top of hoistway. Sprinkler has been capped and smoke in overhead.

24. City Hall – Car 2 - HD 73 Dover door operator.

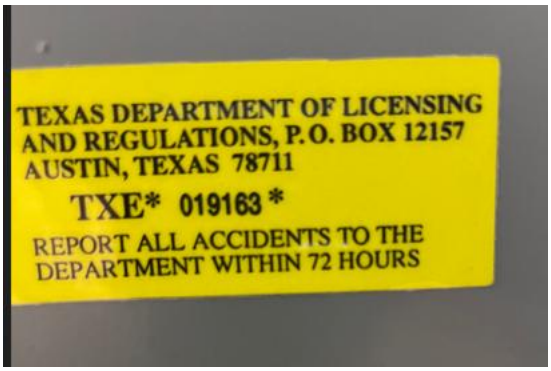
25. City Hall – Car 2 – View from top of the elevator looking at the back of the hall doors. Dover pick up rollers and lock assembly.

26. City Hall – Car 2 – Cross Head Data Tag.

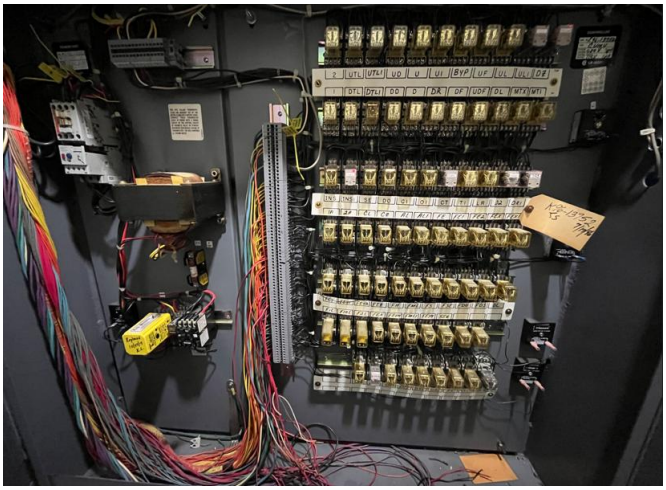
27. City Hall – Car 2 – Slide guides on car. (bottom)

28. City Hall – Car 2 – Inside view of cab.

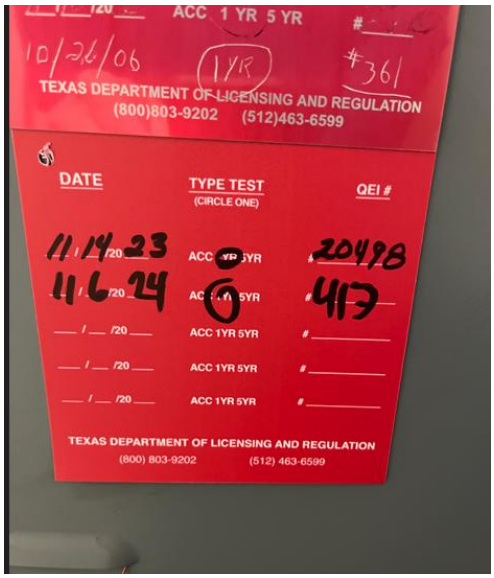
29. Menske Library – MagneTek Controller.



30. Menske Library – State of Texas ID.



31. Menske Library – Inside view of MagneTek relay logic controller.

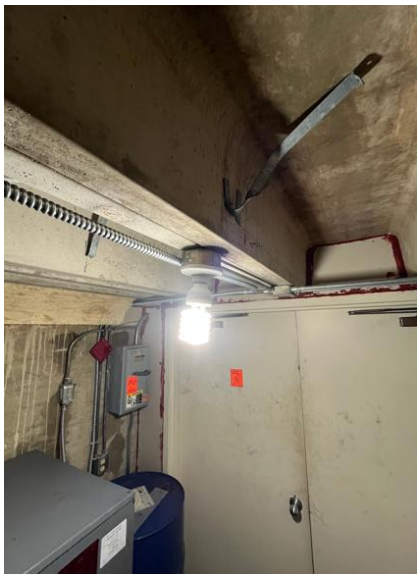


32. Menske Library - Annual Inspection Tag. Next annual due 11/25.

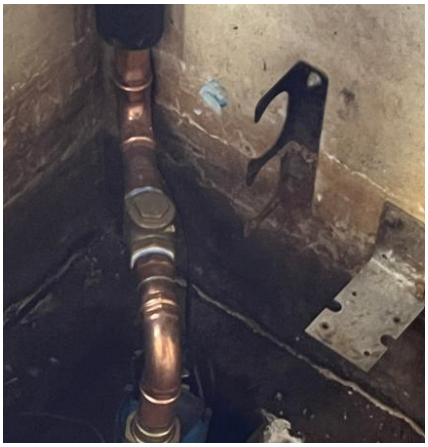
33. Menske Library – View of Pump unit.

34. Menske Library – Maxton UC 4 hydraulic valve. (Controls the direction of the hydraulic jack).

35. Menske Library – Elevator controller tag.



36. Menske Library – View of machine room lighting.



37. Menske Library – Sump pump. No cover.

38. Menske Library – View of right side of the pit, hydraulic jack, and pit ladder.

39. Menske Library – Cross Head data tag.

40. Menske Library – Cavity behind hall doors that will need to be sheet rocked off.

End of report